



**Scratby Road  
Scratby  
Great Yarmouth  
Norfolk  
NR29**

**Offers In Excess Of £155,000**

**bettermove**

# Scratby Road Great Yarmouth

Bettermove are proud to present this 3 bedroom terraced house in Scratby, available with no forward chain.

This property benefits from mostly double glazing, electric heating, and an open fire, with off road parking available.

The council tax band is A.

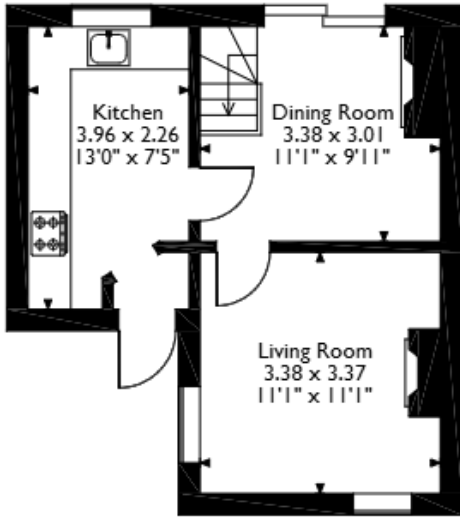
The interior of this well presented property comprises a spacious living room, complete with an open fire, dining room, and fitted kitchen on the ground floor. The first floor consists of two bedrooms, and the family bathroom, with the third bedroom located in the converted loft room. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the sought after village of Scratby, Great Yarmouth, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, schools, and a short distance to Scratby beach. Excellent transport links can be found Great Yarmouth Train Station, a variety of local bus routes, and quick access to the A47.

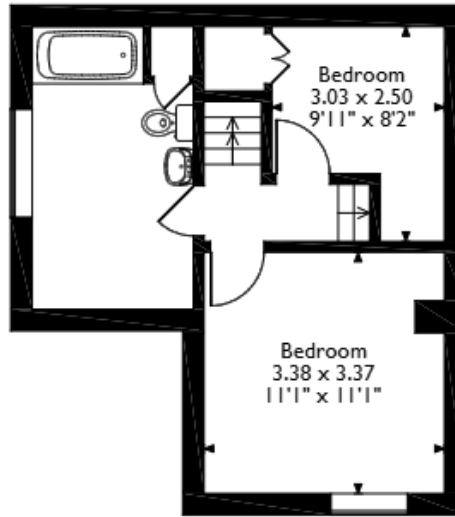
This exciting opportunity should not be missed! All enquiries can be made through Bettermove.



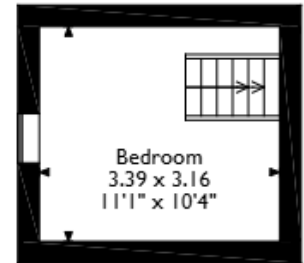
Gordon Cottages, Scratby Road, Scratby, Great Yarmouth, Norfolk  
 Approximate Gross Internal Area  
 74 Sq M/796 Sq Ft



Ground Floor



First Floor



Second Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>100</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>22</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		<b>76</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>29</b>	
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>		
	EU Directive 2002/91/EC	



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